

**INLET WATERS CONDOMINIUM ASSOCIATION, INC.**

**RULES AND REGULATIONS**

These are the Rules and Regulations of Inlet Waters Condominium Association, Inc., and are subject to change from time to time.

**1. QUIET ENJOYMENT**

- 1.1. Every owner and or occupant/tenant shall comply with the Rules and Regulations as set forth herein or any rule adopted by the Board from time to time to include the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association.
- 1.2. Any violation documented will be given written warning of the offense. Thereafter, the fining committee will invoke monetary fines as allowed by Florida Statute 718.
- 1.3. All residents are expected to be respectful of other residents not to incur any nuisances of any kind, disturbing noises by any member of the household, or their guests and or Pets.
- 1.4. No unit occupant shall play any loud musical instrument; operate a loud stereo, TV, radio or other sound amplifier in their unit at any time that disturbs others.
- 1.5. No machinery or equipment may be operated within a Unit on weekends and is restricted from 8AM to 5PM, Monday thru Friday only.
- 1.6. It is expected that all Guest, Residents, Owners & Tenants are respectful to the Management and Building Staff at all times. Any such confrontations will NOT be tolerated and should be immediately referred to the Management Office for resolution.
- 1.7. Any abuse from a guest or abusive behavior from such guests will be denied access to the building and its amenities, in accordance with Section 718.303, Fla. Stat., as amended from time to time. As well as incident report to be filed with the local police authorities by Management Staff.
- 1.8. All owners should advise Management if they are having either a party or gathering in their unit of which the law of "quiet enjoyment" must be maintained after 11pm.
- 1.9. Any disturbance beyond this hour of 11pm, or noise complaints will result in a departure of your guests by security.
- 1.10. Children/Minors shall be under the direct control of a responsible adult, and shall not run, play tag or act boisterously on the Common Elements. Skateboarding, electric cars utilized by children for play, scooters or loud or obnoxious toys are prohibited.
- 1.11. Loud and distributing noises are prohibited. All radios, televisions, stereos, singing and playing of musical instruments, etc., shall be regulated to sound levels that will not disturb others. No vocal or instrumental practice is permitted after 10:00 p.m. or before 9:00 a.m.
- 1.12. To ensure the safety of the building; entry is only permitted with assigned FOB's or office approval.
- 1.13. Hoverboards, skateboards, scooters, motorized skateboards, Segway's, or any self-balancing boards of any kind are prohibited on Association property.
- 1.14. Drones are prohibited on Association property.
- 1.15. Any breach of the Rules and regulations by your registered guests may result in being prohibited from entering the property especially if destruction is noted, in accordance with Section 718.303, Fla. Stat., as amended from time to time.

**2. PARKING RULES**

- 2.1. Each Unit may have a maximum of four (4) vehicles to be parked within the Unit's Parking Garage or the Unit's Driveway and each vehicle must otherwise comply with the Association's governing documents.
- 2.2. The Association is not responsible for any theft of any personal item that may occur on or around the property grounds. Please be sure your vehicles remain locked when parked, and that all other items are properly secure and safeguarded.
- 2.3. Report any suspicious activity to the Association as soon as possible.
- 2.4. Each Unit has a driveway referred to as a Limited Common Element of the Association.
- 2.5. All vehicles are subject to size, length, height, weight, width, and tow capacity inspections to determine registration eligibility as it relates to the confines of the space, and overall safety conditions in the garage. The Association reserves the right to restrict certain types of motor vehicles.
- 2.6. Any vehicle deemed unauthorized for registration by the Board of Directors in accordance with the Association Documents, Rules & Regulations must be removed immediately upon notice thereof. If not removed from the premises, the vehicle will be booting and/or towed without further warning at the expense of the vehicle owner.
- 2.7. No explosives or contaminants are allowed in and/or to be stored in a any garage, parking spaces, common areas, or in any Units at any time and are strictly prohibited.
- 2.8. No vehicles are permitted that are used primarily for commercial purposes, or vehicles with commercial writings on their exteriors other than Sheriff's, Marshall's or police officer's vehicles marked as such.
- 2.9. No vehicle deemed a nuisance by the Board shall be permitted on or within the Association Property.
- 2.10. No person shall park, store or keep on any portion of The Common Areas; boats, trailers, jet-skis and trailers for same, panel trucks, buses, trucks with a load capacity of one (1) ton or more, vans (excluding vans used by handicapped persons, mini vans or sport utility vehicles used as passenger vehicles and receiving a 'car' or passenger vehicle' classification by the Florida Department of Highway Safety and Motor Vehicles) recreational vehicles (RV's and motor homes).
- 2.11. All vehicles must display valid tags along with current vehicle registration decals issued by the DMV. Any vehicles with expired vehicle registration/expired tags will be booted and/or towed at the vehicle owner's expense.
- 2.12. No trailer, camper, motor home, or recreation vehicle shall be used as a residence, either temporarily or permanently, or parked within the Association.
- 2.13. No motor vehicle that cannot operate on its own power shall remain parked within the Association for more than twenty-four (24) hours unless within a Unit's garage.
- 2.14. No person shall conduct maintenance, repairs or restorations of any motor vehicle, boat, trailer, or other vehicle upon any areas of the Improvements or Common Areas unless within a Unit's garage.
- 2.15. Guest Parking in or on the Common areas is for Vendors or guests only.
- 2.16. All vehicles will be subject to height, weight, width and length restrictions or other rules and regulations, now or hereafter adopted from time to time.

- 2.17. NO vehicle maintenance, repair or the like shall be allowed within the Association unless same is performed solely within a Unit's garage.

3. **GENERAL**

- 3.1. No one may mount any object upon the exterior or roof of a building within Inlet Waters.
- 3.2. No fencing may be allowed within Inlet Waters.
- 3.3. Unit Owners and Residents must comply with all applicable governing documents, local and state laws and ordinances.
- 3.4. This area of Florida is subject to sudden rainstorms without warning. In order to avoid water damage to a Unit and/or Association Common or Limited Common Elements, occupants of a Unit are required to close all windows and doors exposed to the weather whenever (a) no one is to be in the Unit, or (b) inclement weather is occurring. Failure to close windows and doors will render the Unit Owner liable for resulting damage.
- 3.5. Unit Owners and Residents are reminded that maintenance and repair of the Condominium buildings is the responsibility of the Association except for the interior of the Units. No work of any kind is to be done upon the part of the Building to be maintained by the Association. Occupants of Units under lease are reminded that the responsibility of maintenance and repair as between the lessor and lessee is established by their leases. Regardless of the responsibility for maintenance and repair, it is recommended that need of such work be reported immediately to the management which may be of assistance in obtaining prompt service. Service provided by the management staff for which the Unit Owner is liable will be charged to the Unit Owner.
- 3.6. There shall be no attachments to any wall that is shared and/or located between two (2) Units. There shall be no penetrations made through any wall that is shared and/or located between two (2) Units.
- 3.7. No article or item shall be stored nor use made of any part of the Association property that will constitute a fire hazard.
- 3.8. All portions of the Association property outside of the Units will be used for their designated purposes only, and nothing belonging to Unit Owners, their family, tenants or guests shall be kept or stored therein or thereon without the prior written approval of the Board, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to common elements caused by themselves, their tenants, guests, and family members.
- 3.9. Laundry, bathing apparel, beach and porch accessories shall not be hung up or maintained outside of the Units or on the limited common element balconies, porches and/or loggia, and such apparel and accessories shall not be exposed to view.
- 3.10. No window air conditioners are allowed.
- 3.11. All window coverings/drapery must be white or off white colored lined as seen from the exterior.
- 3.12. No signage or advertisement is to be displayed or exhibited on or upon any part of the Condominium Property or exterior of Units.
- 3.13. Soliciting within the Association is strictly prohibited.
- 3.14. Pursuant to the Town of Jupiter Fire Marshall and the State of Florida Fire Prevention Code, BBQ grills of any kind are not permitted to be kept, stored or used on balconies.

3.15. Illegal and immoral practices are prohibited.

**4. PETS / ANIMALS**

- 4.1. All Animals (pets and service animals) must be registered with the Association. Any animal found to not be registered with the office, are subject to fines and/or removal as determined by the Board of Directors.
- 4.2. Animals are the responsibility of the Unit Owner at all times.
- 4.3. All owners of Animals are to be held accountable for their animal's behavior and or violations of the Association's governing documents and/or Rules and Regulations as amended from time to time.
- 4.4. The refuse/waste of all animals on Common Area must be picked up immediately.
- 4.5. All animals must be kept leashed, which leash must be appropriate for the size of the animals, not to exceed six (6) feet in length and be attached to the animal and in actual control of an individual with the ability to control such animal at all times when outside a Unit within the Association and/or when on Common Area within the Association.
- 4.6. A maximum of two (2) domesticated pets not to exceed sixty-five (65) pounds in total (except regarding quantities of fish) may be maintained in a Unit provided such pets are: (a) permitted to be so kept by Law, (b) not left unattended on patios or balconies, (c) generally, not a nuisance to residents of other Units or of neighboring buildings and (d) not a breed considered by the Board to be dangerous or a nuisance to include, but not limited to, no potbellied pigs, snakes, American Pit Bull Terriers, American Staffordshire Terriers, American Bullies, Staffordshires Bull Terriers, Doberman Pinchers, German Shepherds, Rottweilers, Weimaraners any and of the Mastiff breeds or any mixed breed dog whose DNA contains any of the aforementioned breed; provided neither Developer, Board, nor Association shall be liable for any personal injury, death, or property damage resulting from violating the foregoing and any occupant of a Unit committing such a violation shall fully indemnify and hold harmless Developer, the Board, each Unit Owner and Association in such regard. Any landscaping damage or other damage to the Common Elements caused by a Unit Owner's pet must be promptly repaired by the Unit Owner. Association retains the right to effect said repairs and charge the Unit Owner therefor.
- 4.7. Animals must be properly vaccinated and licensed submitting annual proof of required vaccines to the Association.
- 4.8. Animals are not to be kept on balconies unattended at any time.
- 4.9. All animals equal to, or greater than six (6) months of age MUST be spayed or neutered prior to registration with the Association, and proof of such is required to be submitted with all other Application documents.

**5. MISCELLANEOUS**

- 5.1. All Vessels must be removed from any individual Dock and/or the Dock Area within forty-eight (48) hours of a named storm and must remain off any individual Dock and/or Dock Area until at least forty-eight (48) hours after a named storm passes or until any individual Dock and/or the Dock Area is safe to be reused as determined in the sole discretion of the Board of Directors.

- 5.2. Each Owner, Resident and Guest must comply with all separate dock area rules, subject to change from time to time.
- 5.3. Each Owner, Resident and Guest must comply with all separate pool rules, subject to change from time to time.
- 5.4. Each Owner, Resident, Guest and family members shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided the procedures set forth in Florida Statute 718, as amended from time to time, are complied with. The Association has the authority to fine at the maximum rate allowed by law including, but not limited to, the ability and authority to assess an Owner for fine(s). Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may otherwise legally be entitled.
- 5.5. These rules and regulations, as amended from time to time, shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer. All of these rules and regulations shall apply to all other Owners, Residents, Guests and family members even if not specifically so stated in portions hereof.
- 5.6. The Declarant, prior to turnover, shall have the right to amend these Rules and Regulations at any time in their sole discretion. After turnover, the Association's Board of Directors shall have the authority to amend the Rules and Regulations of the Association from time to time upon a majority vote of the Board of Directors at a duly called meeting.

The foregoing Rules and Regulations of the INLET WATERS CONDOMINIUM ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida were duly adopted on the 27<sup>th</sup> day of July, 2020.